





Retail Leasing Opportunity
Mixed Use Development
Olson Citrus Walk, Covina, CA
"Downtown Covina" Location



Demographics/Radius	1 Mile	3 Mile	5 Mile
Population:	23,713	195,803	446,067
Households:	8,005	54,845	125,216
Avg. Household Income:	\$64,747	\$78,220	\$81,846

Features:

- 8,000 sq ft of retail for lease
- Located in heart of Downtown Covina's newly rejuvenated urban corridor
- Within walking distance of the Metrolink station
- New Multi-level parking structures located nearby
- Located within the Town Center Specific Plan area



For More Information:
Lisa Branchau lbranchau@covina.ca.gov
City of Covina
(626) 384-5441
www.covina.ca.gov

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FOR LEASE
1261 N. Azusa Ave.
Covina, CA

"Freeway Close"
Location



Demographics/Radius	1 Mile	3 Mile	5 Mile
Population:	32,379	195,698	428,324
Households:	8,459	56,440	120,304
Avg. Household Income:	\$59,886	\$60,130	\$62,825

Features:

- Site will soon be available - current tenant is moving
- Walmart is located next door within center
- 45,001 sq ft building
- Located on Major Commercial Arterial
- Near 210 and 10 Fwys.

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Leasing Opportunity 1261 N. Azusa Ave. Covina, CA

Features:

Site will soon be available - current tenant is moving
Walmart is located next door within center
45,001 sq ft building
Located on Major Commercial Arterial
Near 210 and 10 Fwys.

AVAILABLE FOR SALE/LEASE



535 S. Citrus Ave., Covina

Features:

- 1.65 Acres of Prime Retail Land
- Adjacent to new retail development anchored by CVS & Jack in the Box
- Located in densely populated Covina/ West Covina Area
- Multiple Ingress/Egress on property
- Contiguous with adjacent retail



For Further Information, Please Contact:

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COMMERCIAL REAL ESTATE
CORPORATE LLC # 00151995

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For Sale or Lease 535 S. Citrus Ave., Covina CA

Features:

- 1.65 Acres of Prime Retail Land
- Adjacent to new retail development anchored by CVS and Jack in the Box
- Located in densely populated Covina area
- Multiple ingress/egress on property
- Contiguous with adjacent retail

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- Busy signalized intersection with easy access from all directions.
- High visibility from the street..
- Traffic count approx. 53,700 automobiles per day..
- Easy access to Interstate 10 & 210, with on and off ramps.
- Surrounded by residential community & new housing construction.
- Area is growing and improving.
- Plenty free parking (4/1000 parking)..
- Pole sign available..
- Attractive & new design

Commercial Unit

FOR LEASE

940 N. Citrus Ave.
Covina, CA





Demographics/Radius

	1 Mile	3 Mile	5 Mile
Population:	32,379	195,698	428,324
Households:	8,489	66,440	120,304
Avg. Household Income:	\$59,886	\$60,130	\$62,825

Features:

- 3,770 sq ft building
- Located on Major Commercial Arterial
- Well-Established & Occupied Commercial Shopping Center
- Near 210 and 10 Fwys.

For More Information
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City of Covina
(951) 384-5443
www.covina.ca.gov



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Commercial Space For Lease 940 N. Citrus Ave.

Features:

- 3,770 sq ft building
- Located on Major Commercial Arterial
- Well-Established & Occupied Commercial Shopping Center
- Near 210 and 10 Fwys.

For Lease

Grand Covina Shopping Center

SWC Grand Ave. & Covina Ave., Covina, CA



Property Highlights

- Anchored by a high volume Alhambra Supermarket
- Located at the SWC of Grand Ave. and Covina Ave., one of Covina's premier demographics
- Easily accessible from the 10 Freeway and 210 Freeway
- Substantial income of approximately \$69,835 in 1 mile, \$72,736 in 2 miles and \$74,905 in 3 miles
- Traffic Counts of approximately 43,000 AADT

Demographic Highlights

2010 Estimates	1 Mile	2 Miles	3 Miles
Population:	25,152	95,042	190,679
Avg. HH Income	\$69,835	\$72,736	\$74,905

For more information, contact
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OR: www.argentaladvisors.com

Argent
RETAIL ADVISORS

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For Lease Grand & Covina Blvd

Features:

Anchored by a high volume Albertsons Supermarket

Located at the SWC of Grand Ave. and Covina Ave., two of Covina's premier thoroughfares

Easily accessible from the 10 Freeway and 210 Freeway

Solid household incomes of approximately \$68,938 in 1 mile, \$72,738 in 2 miles and \$74,905 in 3 miles

•Traffic Counts of approximately 43,000 ADT

Mixed Use Development Opportunity
135 E. Badillo St.
Covina, CA

"Downtown Covina" Location





Demographics/Radius	1 Mile	2 Mile	3 Mile
Population:	22,713	185,803	446,967
Households:	8,006	64,845	126,216
Avg. Household Income:	\$64,747	\$78,220	\$81,846

Features:

- 26,990 sq ft lot
- Located in heart of Downtown Covina's newly rejuvenated urban corridor
- Adjacent to the Covina Center for the Performing Arts
- Within walking distance of the Metrolink station
- New three-level parking structure adjacent to site
- Located within the Town Center Specific Plan area

For More Information:
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FOR SALE

611 S. Citrus Ave. Covina, CA

“Freeway Close” Location

Features:

Located off of prime corner location very near 10 Fwy.

2.3 acre property & 20,350 sq. ft. building

Located on Major Commercial Arterial

Newly completed CVS and Jack in the Box located across the street to the north

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Covina, CA

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Population:	22,713	185,803	446,067
Households:	8,006	64,845	125,216
Avg. Household Income:	\$64,747	\$78,220	\$81,846

Features:

- 25,000 sq ft lot
- Located in heart of Downtown Covina's newly rejuvenated urban corridor
- Adjacent to the Covina Center for the Performing Arts
- Within walking distance of the Metrolink station
- New three-level parking structure adjacent to site
- Located within the Town Center Specific Plan area

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Features:

26,660 sq ft lot

Located in heart of Downtown Covina's newly rejuvenated urban corridor

Adjacent to the Covina Center for the Performing Arts

Within walking distance of the Metrolink station

New three-level parking structure adjacent to site

Located within the Town Center Specific Plan area

NOW LEASING
Covina Village
501, 516-521 N. Azusa Ave.
Covina, CA 91739

Join:

Sam Kargawani
Real Estate Agent
909.988.1111
sam.kargawani@realtor.com

Recent Partners
The Kargawani Group
909.988.1111
sam.kargawani@realtor.com

Availability	1 Mile	3 Miles	5 Miles
Unit 101	12,000 sq ft	100,000 sq ft	1,000,000 sq ft
Unit 102	12,000 sq ft	100,000 sq ft	1,000,000 sq ft
Unit 103	12,000 sq ft	100,000 sq ft	1,000,000 sq ft
Unit 104	12,000 sq ft	100,000 sq ft	1,000,000 sq ft
Unit 105	12,000 sq ft	100,000 sq ft	1,000,000 sq ft

Property Features:

- Major Signalized Intersection
- Distinguished Life Style Center
- Population of over 200,000 within 3 miles
- Centrally Located between the 210 & 60 Freeways
- Adjacent to Major National Tenants
- Adjacent to North View High School
- Fast Traffic Corridor

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	25,407	150,454	400,000
Median Population	22,989	187,181	401,702
Median Household	\$52,515	\$54,212	\$56,000
Average Household	\$55,302	\$53,202	\$55,462

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Now Leasing

501, 516-521 N. Azusa Ave.

Features:

Major Signalized Intersection

Distinguished Life Style Center

Population of over 206,000 within 3 miles

Centrally Located between the 210 & 10 Freeways
Adjacent to Major National Tenants.
Adjacent to North View High School
Foot Traffic Galore



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End Cap Restaurant Available
942 W. Arrow Hwy &
1432 N. Azusa Ave.
Covina, CA 91722

Features:

Partner Grocery Anchored with excellent Jr Anchor Tenants
Restaurant Available ±5000 Sq Ft
Mostly National Tenants
Recently Remodeled

Monument Signage Available

First Class Retail Identity at One of the Area's Most-Traveled Intersect



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END CAP RESTAURANT AND ANCHOR SPACE AVAILABLE

420-476 West Arrow Highway, &

1436-1444 Hollenbeck Avenue

Features:

Anchor and Restaurant Space Available:

1,200 SF Restaurant Space

900 SF Equipped Restaurant

1,750 SF Retail/Office

10,637-45,303 SF Anchor Space

Abundant parking

Arrow highway is Covina's main East/West thoroughfare servicing the city's retail corridor



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For Lease

225-245 East Rowland St.

Covina, CA

Features:

±1,200 SF Restaurant Space Available

Medical, Retail and Office Space Also Available

Abundant Parking

Great Signage Opportunities

Spaces Can Be Combined To Accommodate Larger Square Footage Need

